

# in the Loop

## Appellate Court soon to have new home

In the 1920s, Elm Street in Hartford was known as ‘insurance row.’ The Scottish Union and National Insurance Co. building, which was built at 75 Elm Street in 1914, was the very first insurance company to grace the street by Bushnell Park. It soon was followed by the Phoenix Insurance Co. building in 1917, the Phoenix Mutual Life Insurance Co. building in 1920, and the Connecticut General Life Insurance building, also known as Little Aetna, in 1926.

Over time, new owners have come and gone, but most of the buildings remain in place and are currently used as state offices. Ninety years after its construction, however, 75 Elm Street is now undergoing an important transformation: It is about to become the home of Connecticut’s Appellate Court. In most instances, the Appellate Court is the court of final review except for those cases that go by right or petition to the State Supreme Court.

The state’s Appellate Court, headed by Chief Judge William J. Lavery, is currently housed on the fourth floor of the Superior Court on Washington Street. The building’s \$5.68 million restoration will give them a building to call their own. “The Appellate Court is eagerly anticipating the relocation to the new court on Elm Street. We have outgrown our current home at 95 Washington Street, and the new facility is badly needed. As we look ahead, I would like to thank all of the individuals who are moving this project forward,” says Judge Lavery.

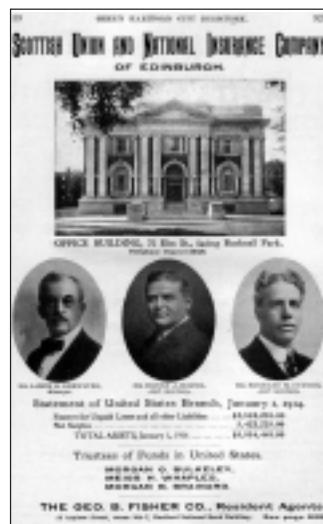
The two-story, brick-and-limestone structure was originally designed by Edward Hapgood of Hartford and received an addition in 1928, bringing the total square footage to 50,000. The architect for the current project is Ricci Green Associates of New York, and Building Conservation Associates of New York is providing historical consulting services. The Nutmeg Companies of Norwich is the general contractor. The State Department of Public Works administers the project.

According to Joseph P. McMahon, director of facilities for the State Judicial Branch, the restoration will include significant improvements to the building’s heating, ventilation and air-conditioning systems – which previously included ancient boilers, window air conditioners and both radiators and forced-air ducts. The new HVAC system will be all forced air – and Hartford Steam Co.’s hot water and chilled water will heat and cool the air as needed.

“We probably saved about \$400,000 in capital costs by opting to go with district heating and cooling,” says McMahon.

“That certainly made sense, but we also have been satisfied with the system’s performance at two of our other court buildings. In addition, the State Department of Environmental Protection uses the service and it was just a short run from there to get the heating and cooling service to us, so it was convenient too.”

The Hartford Steam Co. is pleased to welcome the state’s Appellate Court to the district heating and cooling system. Construction heat to the site may begin as early as January to help work progress toward the November 2004 completion date.



The building at 75 Elm Street that will soon be home to the Appellate Court was first home to the Scottish Union and National Insurance Co. of Edinburgh. The company’s ad in the 1914 *Geer’s Hartford City Directory* featured a photo of the building, which at the time was brand new. Source: *Geer’s Hartford City Directory*, No. 77, Sept. 1914, pg 929.

Below: The building at 75 Elm Street stands ready for a significant restoration, which is scheduled for completion by late 2004.



Photo by Spencer Sloan.

## What’s in a name?

Well, quite a bit actually.

That’s why over the past several months we’ve been taking a fresh look at our company name – or should we say names! Some of you know us as The Hartford Steam Co., others as TEN Companies, Energy Networks, CAS and more. Granted, we’ve had a few different identities during 40 years of service!

But now we want to go back to the basics – back to where it all began. Since 1962, steam has been at the heart of our company – steam is piped out for heating and is used to create chilled water for cooling. So we felt it made sense to pay homage to steam – which has brought us this far and will help propel us into the future.

So we’ve adopted a name to replace all the rest, one that’s familiar to many – **The Hartford Steam Co.** And we’ve given

ourselves a new look, one that will be used to bring all systems together under one banner:



But even though our look has changed, our commitment to our customers has not. We are still dedicated to 24/7 district heating and cooling service to keep our customers and their tenants comfortable – no matter what Mother Nature throws our way.

That's why we incorporated our new positioning line – Building comfort you can rely on – right into our new corporate identity. Hartford Steam = reliability and comfort.

You will start seeing our new identity and positioning line in a lot of places – on our stationery, our trucks, our hats and more. That's because we are proud of the trust our customers place in us, a trust we will continue to earn and value as our company grows to serve the Hartford community.

## Experience at the helm

No matter the season, Tim Kiernan's got you covered. Tim is one of Hartford Steam's top-notch technicians who ensure reliable district heating and cooling service to customers year-round.

Tim has been with the company for more than 13 years and now serves as a technician level III, which means he's got extensive boiler and chiller experience. He helps run the main plant and remotely monitors the two other plants as well.

"The steam and chilled-water systems are quite dynamic," says Tim. "We strategize what needs to happen, anticipating whether we need to start up or shut down equipment based on weather or other factors. We certainly have to thoroughly understand system hydraulics. It's a great job, as we always have to be thinking and multi-tasking. I'm always busy."

Before Tim started with the company, he was with American Heavy Lift Shipping Co. as a marine second assistant engineer, a Merchant Marine position. He has a bachelor of science in marine engineering operations from Maine Maritime Academy.

Tim found out about The Hartford Steam Co. position from his father who was working downtown at the time. When Tim came on board, he discovered the steam and chilled-water systems were more extensive than he imagined –

and right from the start, the company emphasized customer service.

"The company gives us the ability to make choices and make a difference when it comes to a quality product," says Tim. "They allow us constructive input and everyone works together. From what I see, top to bottom, everyone is committed to the customer."

The Hartford Steam Co. is pleased to have someone of Tim's caliber on our team.



Tim Kiernan

Photo by Spencer Sloan.

## Are your traps ready for winter?

As snow swirls through downtown and people can't wait to take refuge indoors, it's clear that winter has Hartford in its grip. Another heating season is in full swing. And once again, it's a good time for building owners to pay attention to some heating system components that often get overlooked during routine maintenance: steam traps.

Steam traps are devices that retain steam in the heating exchange area while releasing condensate and air from the system. If not inspected and maintained properly, steam traps can stop working correctly, resulting in the costly waste of energy.

In an article titled "Have You Baited Your Traps for Winter?" in the first quarter 2002 issue of *District Energy* magazine, consultant David Wade points out there are a number of reasons that traps get bypassed when it comes to maintenance: they're small, installed in piping without inspection ports, have no electrical connections, and when they fail, they don't typically do so in a manner that shuts down the system. Trap failures can result in excess steam use since failed traps can allow live, unused steam to flow through your system without releasing all of the heat energy.

Proper inspection involves checking all parts of the trap assembly – not only the trap, but also the strainer, check valve and any existing bypass line. It's also wise to inspect vacuum breakers at the same time, because condensate can back up in steam heating devices at low loads.

These components are all critical to efficient steam system operation. Winter may already be upon us, but it's not too late to maintain steam traps, keeping them in good working order for the new year.



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